

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: ESTABLISHMENT OF FAIR MARKET VALUE IN
THE FENWAY URBAN RENEWAL PROJECT AREA - MASS. R-115

WHEREAS, the governing body of the Authority (the Board) at a regular meeting on April 19, 1973, adopted a Resolution, entitled "Resolution of the Boston Redevelopment Authority Relative to the Establishment of Fair Market Value for Properties to be Acquired", and

WHEREAS, the parcel was appraised by at least two independent fee appraisers, were reviewed by staff appraisers, and the value recommended by the Real Estate Director and concurred in by the General Counsel;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY: THAT, the Fair Market Value of the parcel listed below is hereby established:

<u>Address</u>	<u>Parcel No.</u>	<u>Owner</u>	<u>Price</u>
Strips along 150-168, 170-172, 176-186 Huntington Ave. 8 Cumberland Street.	3 - 1, 2 & 3	Lincoln Alvord, etal Tr. of Christian Science Church Center	\$81,500

Title to each parcel, when acquired, is to be in fee simple, free and clear of all reservations, encumbrances, and other exceptions to title, except:

1. Liens for any taxes that are not payable at the time of vesting title in the Local Public Agency;
2. Easements or other outstanding interests that have been designated as parcels to be acquired separately;

3. Easements or other interests that under the Urban Renewal Plan are not to be acquired;
4. Reservation of interests or rights, if any, in the former owner, if authorized and in accordance with Department of Housing and Urban Development policies and regulations.

None of the parcels covered by this request is now owned, nor was owned at any time after the Local Public Agency filed its first application for Federal assistance for, or Federal concurrence in, the Project, by (a) the Local Public Agency, (b) a member of its governing body, (c) an officer or employee of the Local Public Agency who exercises a responsible function in carrying out the Project, (d) the local government, (e) the Federal Government, or (f) a public entity or nonprofit institution which acquired the property from the Federal Government for a nominal consideration at a discounted price.

(x) No exceptions

() Except the following parcels

COMMENTS

PROJECT: FENWAY

Certificate No. 3

PARCEL NO. 3 - 1, 2 & 3 strips along
150-168, 170-172, 176-186 Huntington Ave.
and 8 Cumberland St.

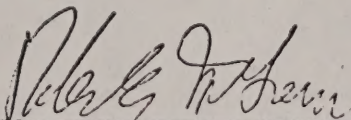
Assessment	Not applicable
First Appraisal	\$81,500 J. Cullen
Second Appraisal	\$78,200 J. O'Neill
Rec. Max. Acq. Price	\$81,500

The property to be acquired is a strip of land 4' wide on Huntington Ave., 5' - 6' wide along W. Newton Street and 2' wide in a rear alley. The total area to be acquired is 3,533 sq. ft. The strips are part of a larger parcel containing 56,004 sq. ft.

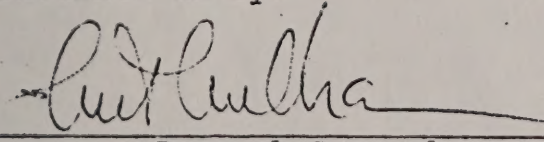
The owner, Lincoln Alvord, et al, Tr. Christian Science Church Center, is agreed that damages will be limited to the value of the strip and will not include severance damage, if any, to the remainder.

The appraisers base their values on comparable sales. One rates the value at \$22.00 per square ft; the other at \$23.00 per sq. ft.

In my judgment, the comparable sales indicate a value of \$23.00 per sq. ft.


Robert E. McGovern, Real Estate Director

Concurred in by:


General Counsel

17

M E M O R A N D U M

EXECUTIVE SESSION

February 20, 1975

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: FENWAY - MASS. R-115
Establishment of Fair Market Value
Parcel No. 3 - 1,2 & 3 - Certificate No. 3
Strips along 150-168,170-172,176-186 Huntington Ave.
and 8 Cumberland Street

It is requested that you approve and certify the fair market value of the parcel listed on the attached certificate.

The parcel has been appraised by two qualified, independent fee appraisers. The appraisals have been reviewed by staff appraisers, under the supervision of the Real Estate Director, in accordance with applicable State law, the Real Property Acquisition Policies Act of 1970, Public Law 91-646, and the Department of Housing and Urban Development policies and requirements.

The Real Estate Director is of the opinion that the price for this parcel is a reasonable estimate of its fair market value.

The General Counsel concurs with the price recommended.

